

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Markapur Municipality – Change of land use from Industrial use Residential use zone in Sy.No. 283, 291/3, 293/2, 293/1C, 293/2C, 294/3, 294/1, 295/2 and 296/1B of Markpur Town, Prakasam District to an extent of Ac.12.96 cents - Draft Variation – Confirmed – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 52

Dated: 11-02-2013.

Read the following:-

- 1) GO.Ms.No.326, MA dated:09-07-2002.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No4134/2012/G, dt:21.05.2012.
- 3) From the Director of Town & Country Planning, Hyderabad Lr.Roc. No. 4134/2012/G, dt:17.11.2012.
- 4) Govt. Memo No.13357/H1/2012-3, dated 28-11-2012.
- 5) Commissioner of Printing, A.P. Extraordinary Gazette No.660, Part-I, dt:06-12-2012.
- 6) From the Director of Town & Country Planning, Hyderabad Lr.Roc. No. 4134/2012/G, dt:08.01.2013.

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ORDER:-

The draft variation to the Markapur General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.326 MA., dated:09-07-2002 was issued in Government Memo. No.13357/H1/2012-3, Municipal Administration & Urban Development Department, dated 28-11-2012 and published in the Extraordinary issue of A.P. Gazette No. 660, Part-I, dated:06-12-2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:17-11-2012 has stated that the Commissioner, Markapur Municipality has informed that the applicant has paid an amount of Rs.3,15,162/-(Rupees Three lakhs Fifteen thousand One hundred and Sixty Two only) towards Development/Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Guntur.

The Municipal Commissioner, Markapur Municipality, Markapur.

Copy to:

The individual through the Municipal Commissioner, Markapur Municipality, Markapur.

The District Collector, Prakasam District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Markapur Town, the same having been previously published

in the Extraordinary issue of Andhra Pradesh Gazette No.660, Part-I, dated:06-12-2012 as required by clause (b) of the said section.

VARIATION

The site in Sy.No.283, 291/3P, 292/3P, 293/1C(P),2C, 294/3, 295/2 and 296/1B(P) to an extent of Ac.12.96 cents of Markapur Town, the boundaries of which are as shown in the schedule hereto and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Markapur sanctioned in G.O. Ms. No.326 MA., dt. 09.07.2002 is now designated for Residential use by variation of change of land use based on the Council Resolution No. 796, dated 07.03.2012 and as the site is surrounded by residential developments as marked as "A" to "P" in the revised part proposed land use map G.T.P. 7/2012/G available in the Municipal Office, Markapur town, **subject to the following conditions:**

1. The applicant shall handover the site affected under 60'-0" wide Master Plan road at Western side as shown in the plan through registered gift deed at free of cost.
2. The applicant shall provide 9.0 mtrs buffer along the boundary of the site where the site abuts to lands proposed for Industrial use in the Master Plan.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The applicant has to provide 9.00 meter buffer along the boundary of the site where the site abuts to land proposed for Industrial use in the Master Plan. The Commissioner Markapur Municipality shall ensure buffer before approving development plan.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. The applicant shall obtain prior permission from the competent authority before commencing the development work.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 12.20 mtrs wide M.P.Road (i.e Master Plan realigned road).
East	:	S.No.282 open site and houses.
South	:	S.No.296 open site of Sri C. Murali and Others.
West	:	Kocharlakota canal, C.Nageswara Rao & Others site and s.No.284..

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